

**MANSFIELD TOWNSHIP LAND USE BOARD  
ZOOM MEETING MINUTES  
JUNE 15, 2020 at 7:30pm**

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by VAEZI at 7:34 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the front door of the Municipal Building and Municipal web site;
2. causing said notice to be published in the Star Gazette/Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

**ROLL CALL:**

Present: Farino, Hayes, Spender, Keggan, Jewell, Vaezi

Alternates present: Cruts, Wielgus

Absent: Hight, Barton, Petteruti

Also present: Attorney Bryce, Engineer Kastrud

Pledge of Allegiance was recited by all

[May 18 Meeting Audio Certification for Scott Cruts on file]

**MINUTES:**

Approval deferred to next meeting

**RESOLUTIONS:**

20-01 – David & Illena Raffaele – Block 703.01 Lot 3/3.01, 90 Hoffman Rd., Use variance – Withdrawn

**MOTION** by **JEWELL** and seconded by **WIELGUS** to approve Resolution.

Those in favor: Spender, Keggan, Jewell, Wielgus, Cruts, Vaezi

Opposed: None.

Absent: Hight, Barton, Petteruti

Abstain: Farino, Hayes

**APPLICATIONS:**

20-02 – Ildefonso Gallegas & Green House Solar – Block 1302.02 Lot 15, Side and Rear Yard Setback Variances

Chairman Vaezi confirmed that the neighbor's letters were provided.

A couple of Board members visited Mr. Kearns property to see the solar apparatus. Chairman Vaezi expressed concern regarding the size of these large ground panels.

Architect Boerner-Lay stated that this property is two times the size required in this zone.

Some discussion occurred regarding ground solar being considered an accessory structure and the height limit which these are still within, along with a comparison to a similar site in Long Valley or in a neighborhood with rear yards facing each other.

Attorney Bryce also confirmed that every application for variances stands on its own merit and sets no precedence.

It was suggested that perhaps the Board could update the Township's ordinance that any solar application would have to come before the Land Use Board.

Attorney Bryce stated that it may warrant further discussion and some Land Use Law considerations before an amendment is proposed.

The definition of a panel was questioned.

Attorney Bryce read the current definition of a panel.

Mr. Gallegas stated that you will not be able to see these panels from the road since the front of the house as well as the sides are surrounded by trees with no neighbor behind the home.

Chairman Vaezi opened to the Public

Chairman Vaezi closed to the Public

**MOTION** by **JEWELL** and seconded by **KEGGAN** to approve application 20-02 – Ildefonso Gallegas & Green House Solar – Block 1302.02 Lot 15, Side and Rear Yard Setback Variances and instruct Attorney Bryce to draft a Resolution to be memorialized July 20.

Those in favor: Farino, Hayes, Spender, Keggan, Jewell, Cruts, Wielgus

Opposed: Vaezi

Absent: Hight, Petteruti, Barton

Abstain: None.

**OLD BUSINESS:**

Enterprise Rent-a-Car was briefly mentioned, no one really knew why there are no longer any cars there.

Engineer Kastrud stated that the Meadows Clubhouse is underway and the other section of Mountain View has been paved. A tally of the number of homes built can be provided at the next meeting. Engineer Kastrud reached out to their sewer engineer to see what the plan for building the plant is since Mr. Hotz has not been returning phone calls.

An update on the Route 57 junkyard was provided by Engineer Kastrud stated that Mr. Tuscano did not show up for Thursday, June 11 court.

Chairman Vaezi requested that Engineer Kastrud and Attorney Bryce to look into a ground solar ordinance amendment and clarification of the definition.

**NEW BUSINESS:** None

**DISCUSSION/CORRESPONDENCE:**

Chairman Vaezi asked if anything was going on regarding dining out.

Engineer Kastrud stated that the Township Committee recently approved a Resolution allowing temporary outdoor seating through November 30 with the approval of the zoning officer, fire subcode official and police department. So far the Taphouse Grill have asked for additional tables on their front sidewalk and Enzo's for tables in their lower overflow parking lot.

Mr. Hayes mentioned that the State is requiring liquor license amendments for outdoor serving which the County is picking up the cost for.

Mr. Cruts asked for the reason the Brantwood cul-de-sac was opened.

The general consensus was that they were built with an open road concept with connectivity being good planning for emergency purposes as part of the Master Plan. If the developer could have acquired additional land most of these dead ends would have been able to connect through to the expanded development.

**INVOICES:**

Murphy McKeon, P.C.

Inv #3420	Brinkerhoff	\$180.00
Inv #3421	Gallegas	\$525.00
Inv #3422	Gallegas	\$45.00
Inv #3423	Meadows at Mansfield	\$45.00
Inv #3424	Raffael	\$450.00

GRAND TOTAL **\$1,245.00**

**MOTION** was made by **FARINO** to authorize payment by the Township Committee for the invoices submitted by the professionals. **SECONDED: VAEZI.**

Those in favor: Farino, Hayes, Spender, Keggan, Jewell, Wielgus, Cruts, Vaezi

Opposed: None.

Abstained: None.

**Chairman VAEZI** adjourned the meeting at 8:41 PM.

Respectfully submitted,

JoAnn Griffith, Clerk